



28 Old Oak Drive, 14 West Park Walk, West Park
£142,950

UNEXPECTEDLY REOFFERED - NO ONWARD CHAIN -
FANTASTIC COMMUNAL GROUNDS - OPEN PLAN
SPACIOUS LIVING - IDEAL INVESTMENT
PURCHASE/FIRST TIME BUY - TWO DOUBLE BEDROOMS
- TWO BATHROOMS - FIRST FLOOR APARTMENT -
MOVE IN CONDITION - MASTER BEDROOM WITH BIW &
EN-SUITE - GARAGE - GATED SECURE PARKING

This fabulous, spacious first floor apartment offers such great value for money!! Briefly comprising: Communal security entry, communal hallway to the apartment. Large entrance hall with plentiful storage. Open plan living/dining room with double patio doors to Juliet balcony. Contemporary fitted kitchen with integrated appliances. The master bedroom is a large bedroom with modern, built in wardrobes, two windows making this a really pleasant, bright master bedroom. En-suite shower room with double shower cubicle and white suite. The second bedroom is also a generous double room. House bathroom with white suite. To the outside of the property is secure parking with electric gates and entry phone entrance. This property has the added benefit of also having a garage - Internal viewing is essential to appreciate the value on offer!!

AREA GUIDE

Superbly located within West Park with a large variety of cafes and bistros all in walking distance as well as shopping facilities and access to transport links offering easy access to the City Centre and other suburbs.

TENURE

LEASEHOLD - 112 YEARS REMANING
GROUND RENT - £200 PER ANNUM (PAID UNTIL MARCH 2025)
ANNUAL SERVICE CHARGE - £1800 PER ANNUM (PAID UNTIL OCTOBER 2024)



15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

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SALES & LETTINGS



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VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday, 9am to 4pm on Saturdays and 10am to 3pm on Sundays.

MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC. THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

COUNCIL TAX

BAND B

EPC RATING

RATING C

EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

PARKING

The parking at the property is designated and there is a garage



Total area: approx. 59.7 sq. metres (643.1 sq. feet)

Floor plans are for identification only. All measurements are approximate.
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	75	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	70	71